

C



NOTICE OF PUBLIC HEARING
CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION

Albany City Hall, 333 Broadalbin Street SW
COUNCIL CHAMBERS

Wednesday, June 1, 2011
6:30 p.m.

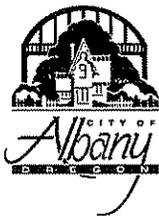
AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF THE APRIL 6 & 27, 2011, MINUTES
4. CONTINUED PUBLIC HEARING: HI-04-11, 909 5th Avenue SW
Construct a 1,474-square-foot accessory building.
5. PUBLIC HEARING: HI-06-11, 222 3rd Avenue SE
Construct egress stairs on the alley side and modify the front porch stair design to meet code.
6. PUBLIC HEARING: HI-07-11, 839 4th Avenue SW
Replace non-original door and metal windows and modify porch to be compatible with original porch design.
7. PUBLIC HEARING: HI-08-11, 825 10th Avenue SW
Replace doors to enclosed front porch and side addition, and front basement window.
8. OTHER BUSINESS
9. NEXT MEETING: July 6, 2011 (regularly scheduled).
10. ADJOURN

Rules of Conduct for Public Hearing

1. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the hearing.
2. Persons shall not testify without first receiving recognition from the presiding officer and stating their full name and residence address.
3. No persons shall present irrelevant, immaterial, or repetitious testimony or evidence.
4. There shall be no audience demonstrations such as applause, cheering, display of signs or other conduct disruptive of the hearing.

The location of the hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT

Historic Review of New Construction (HI-04-11)

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, June 1, 2011
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application for constructing a two-story 1,474 square-foot accessory building to be used as a shop. The ground floor would be 979 square feet and 495 feet on the second floor.

The building is proposed to be located on the back half of the second lot of a double-lot property. The new structure would not preclude a future dwelling on the property.

The proposed structure is similar in size and scale to surrounding buildings and the materials reflect the craftsmanship of historic buildings in the district.

Staff recommends approval of the application as submitted by the applicant.

GENERAL INFORMATION

DATE OF REPORT:	May 25, 2011
FILE:	HI-04-11
TYPE OF APPLICATION:	Historic Review of new construction of a 1,474-square-foot shop.
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/APPLICANT:	Enrique Roldan-Modrak and Dorothy L. Williams; 909 5th Avenue SW; Albany OR 97321
ADDRESS/LOCATION:	909 5th Avenue SW, Albany OR 97321
MAP/TAX LOT:	Linn County Assessor's Map No.11S-04W-12AA ; Tax Lot 2700
HISTORIC DISTRICT:	Monteith
HISTORIC RATING:	Historic Contributing
ZONING:	HM (Hackleman Monteith)

The Planning Division has received a request to construct a new building in the Monteith National Register Historic District and has scheduled a public hearing before the Landmarks Advisory Commission.

Notices were mailed to surrounding property owners on April 22, 2011. One letter was received from an adjacent neighbor (attached at the end of the staff report) with the following concerns about the proposal: the two-story structure would overwhelm the one-story home; will building be used for living quarters or storage; the shingle siding is not compatible with the district; and the building should be painted to blend in.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a Notice of Appeal with the City within 10 days of the date the City mails the Notice of Decision.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation (relevant standards are listed in *italics*) are also used to determining whether the proposed alteration meets the review criteria. Findings of fact follow the Code criteria.

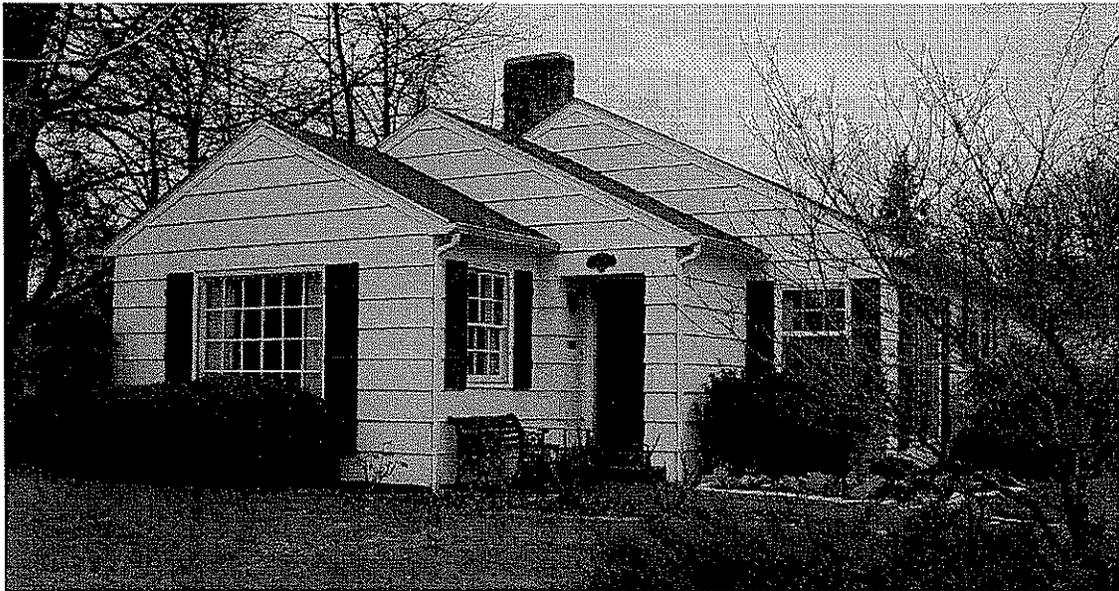
7.270(1) New Construction Review Criteria.

(1) *Within the Monteith and Hackleman Districts:*

- (a) *The development maintains any unifying development patterns such as sidewalk and street tree location, setbacks, building coverage, and orientation to the street.*
- (b) *The structure is of similar size and scale of surrounding buildings, and as much as possible reflects the craftsmanship of those buildings.*
- (c) *Building materials are reflective of and complementary to existing buildings within the district.*

FINDINGS OF FACT

1. The property contains a c.1940 Colonial Revival house. The house is one-story with wide shingle siding. The primary window type is a double-hung six-light over six-light. There are two large 30-light windows on the south and east sides of the house. The windows have wooden shutters. The house has gable roofs.



2. Property information. The subject property contains two individual legal lots, currently combined into one tax lot. Each lot is 67 feet wide and 101.55 feet deep, or 6,800 square feet each. The combined lot size is 13,600 square feet. The lots also have alley access on the north side. (See aerial photo on next page.)
3. Currently, there is one house on the combined lots with a building footprint of 1,856 square feet. The west wing on the house crosses the west property line. (See building plans.) The second lot could be sold off in the

future; although, the shared property line would have to be moved to the west so that the current residence is no longer located on the property line. If the property line moved, the property where the accessory building is proposed would be 55 feet by 101.55 feet, or 5,585 square feet.

4. Lot Coverage. The HM, Hackleman Monteith, zoning district has a maximum building lot coverage of 60%. The current lot coverage using both lots is 13.6 percent. The proposed 979-square-foot footprint of the garage would increase the lot coverage over both lots to 20.9 percent. If the property line was moved to the west, the building lot coverage on the single lot where the garage is proposed would be 17.5 percent (979/5,585). This leaves enough room for a house without exceeding the maximum lot coverage for the zone.



5. Garage Location/Setbacks. The new garage is proposed to be located on the second lot 44 feet from the front property line (5th Avenue), 8 feet from the west side property line, and 20 feet from the north property line, which abuts a 20-foot-wide alley. The garage would be accessed from the alley to the north. The Development Code requires accessory structures with wall heights greater than 11 feet to have a 5-foot minimum interior setback. The proposed 8-foot west side setback and the 20-foot back setback would provide an additional buffer to the neighbors on the west and north.
6. The garage location would avoid removing all but one tree on the property and would not impact any of the street trees. The tree in the northwest corner of the property is proposed to be removed since it presents a hazard to the nearby structures. The tree size does not require a permit for removal.
7. The garage would be located in the back half of the property in order to leave room for a future house that would face 5th Avenue.
8. Orientation. The garage is situated north/south, with orientation to both 5th Avenue and to the alley. The south elevation facing 5th Avenue proposes a front-facing gable roof and multi-paned windows on the first floor and in the gable. The garage doors would face the alley to the north.

9. Building Size and Scale. Detached garages and accessory buildings are common in the historic districts. In addition, there are other large lots on the same block that contain accessory buildings of similar mass and scale (937, 949 5th Avenue SW). While accessory buildings are commonly one-story garages, there are other two-story and one and one-half story accessory buildings, some that were carriage houses originally or second dwellings. There examples of this on this block.
10. The one-story house on the combined tax lots is roughly 15 feet tall. The footprint of the house is 1,856 square feet. The proposed garage will have a footprint of 979 square feet, but will be 23.5 feet tall. While the accessory building is proposed to be taller than the one-story dwelling on the combined tax lots, it will be located on a separate lot. The house at 937 5th Avenue has a one and one-half to two-story accessory building behind a one-story home.
11. There is a two-story house on the north side of the alley estimated to be 25 feet tall with a footprint of approximately 1,750 square feet. There is a one and a half story Bungalow on the adjacent property to the west that is estimated to be about 18 feet tall with a detached garage.
12. The building will not be taller than the house on the north side of the alley or with other two-story homes in the neighborhood. The footprint is not larger than the footprints of the primary dwellings in the area and is not much larger than the footprint of several accessory buildings in the area, two of which are 864 square feet.
13. The scale of the building is minimized by including a two-story portion and a one-story shed roof wing. The main “body” of the garage is proposed to be 24 feet wide by 38 feet deep. The one-story “wing” is 8 feet by 18 feet that would be recessed from the south elevation by 16 feet. The wall height of the main body is proposed at 14 feet, with a 9 over 12 roof pitch, bringing the total height to 23.5 feet. The one-story wing would have 8-foot walls and would tuck under the roof.
14. Building Design and Materials. Windows are proposed in the roof gables to break up the scale of the gable ends. The south elevation includes first floor windows. Four multi-paned windows are proposed facing west or east on the first floor to break up the scale of the building on these sides. The gable roof and multi-paned windows complement the architecture of the house on the property.
15. The design includes shingle siding to match the type and reveal of the siding on the house on the same property.
16. A cantilevered balcony facing the alley is proposed. It is not visible from the street and the building is setback from the alley property line by 20 feet. A two-car garage door is proposed facing the alley.

7.160 APPLICABLE Secretary of the Interior’s Standards of Rehabilitation

- (S9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- (S10) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*
17. The proposed new construction is a separate building that would be located away from the main dwelling located on a separate property, and from other buildings on adjacent properties.
 18. The new garage would not destroy historic materials that characterize the buildings on the subject site or adjacent properties.
 19. The garage is designed with common architectural features and elements found on historic buildings in the area and its simple style would be compatible with many different house styles of a future main dwelling.

Many accessory buildings were typically built at different times than the main dwelling and they do not need to match all of the details of a future home.

20. The mass and scale of the building are reduced by its design.
21. The garage is being located to avoid removing a large tree in the middle of the property and other existing landscaping. The tree on the north property line will be removed because it poses a security hazard and its condition was confirmed by the City Forester. The garage could be removed in the future without impacting the property and the surrounding environment.

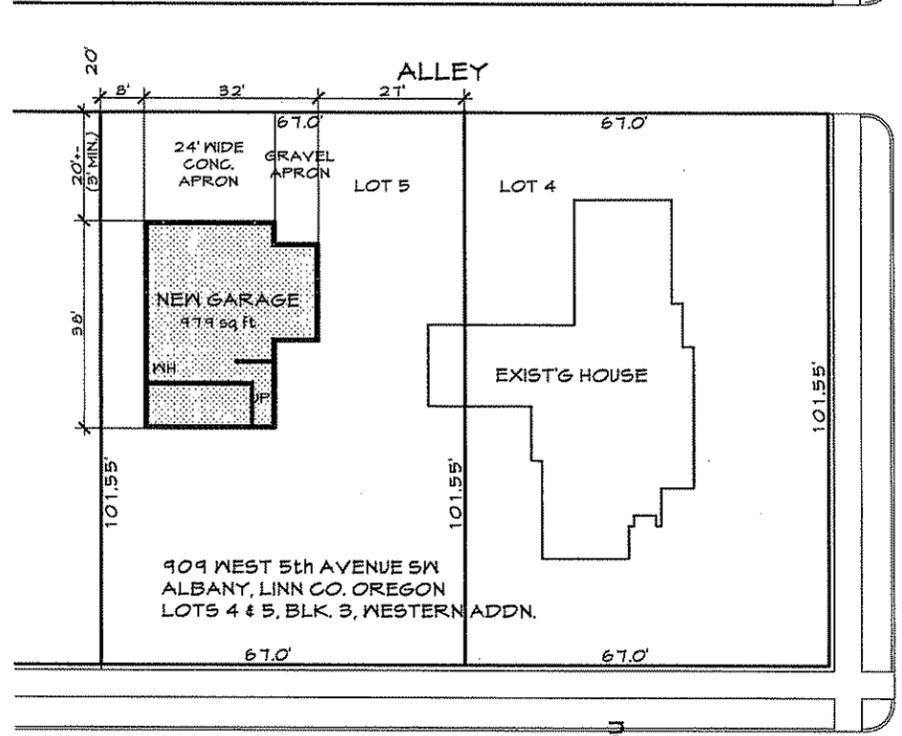
CONCLUSIONS

1. The location of the proposed garage meets the setbacks for the zoning district and will allow a future dwelling unit to be located and oriented to 5th Avenue. The garage location will maintain the overall development patterns in the area. This criterion is met.
2. The proposed structure is similar in size and scale to surrounding buildings. The visual impact of the scale and mass is further reduced by using a shed-roof “wing” on the first floor and incorporating windows in the roof gables. This criterion is met.
3. The lap wood siding, wood trim and windows, and roof styles reflect the craftsmanship and materials found on historic buildings in the district. The design option is the most compatible with the buildings in the district. This criterion is met.
4. The new building will not remove any historic features on the property. It can be removed without impacting the environment. The applicable Secretary of Interior’s Standards are met.

Attachment: Building Elevation Drawings

Distribution

Applicant/Property Owner	1
LAC Packet Mailing List	16
File HI-04-11	1

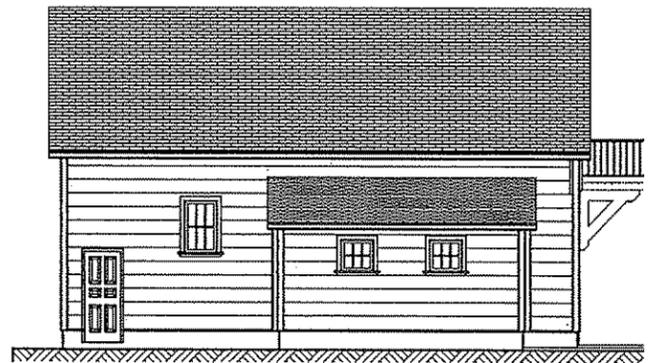


909 WEST 5th AVENUE SW
ALBANY, LINN CO. OREGON
LOTS 4 & 5, BLK. 3, WESTERN ADDN.

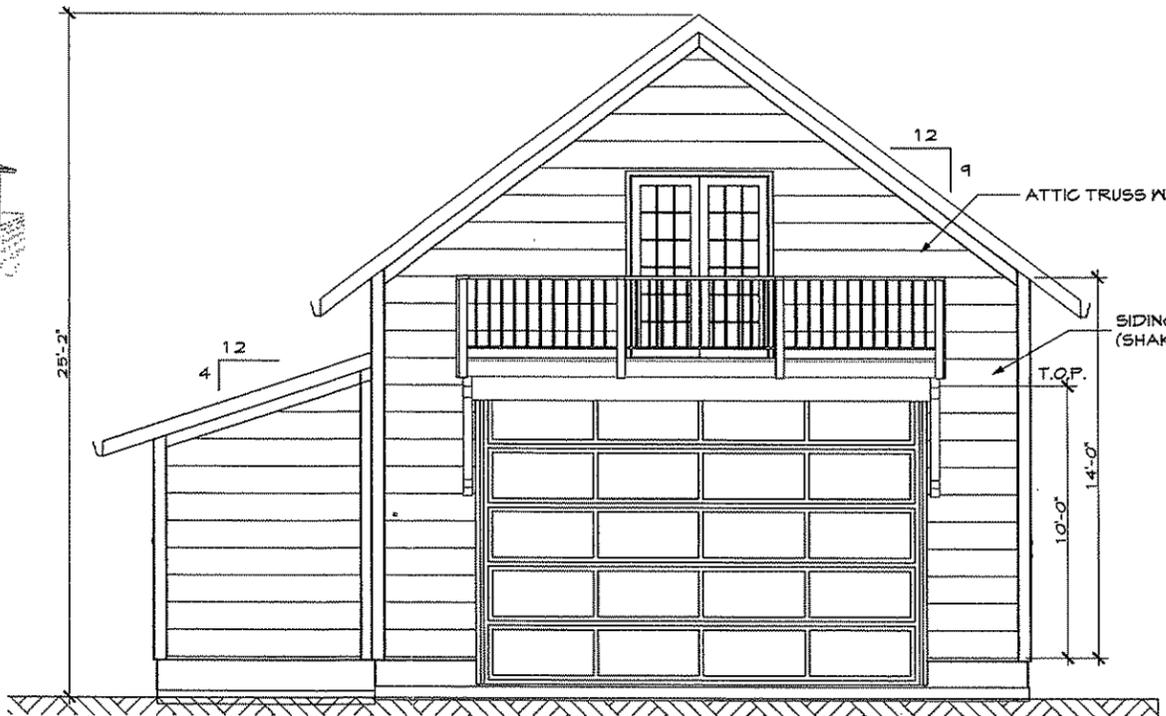
WEST 5th AVENUE

WALNUT STREET

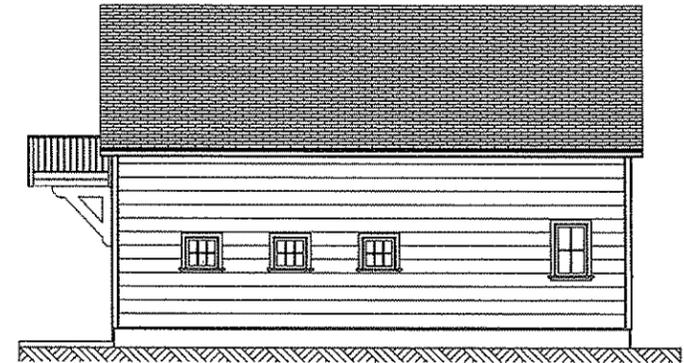
SITE PLAN
SCALE: 1" = 20'



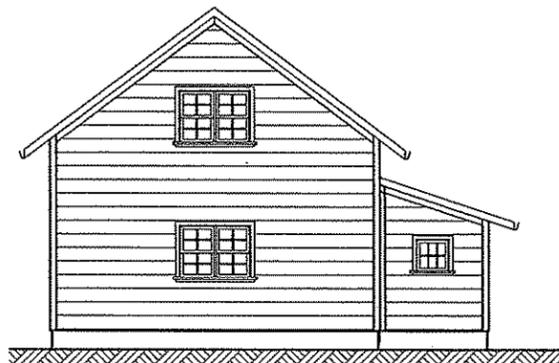
EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ED ELLAVENPORT
Building Design
232 Washington Street SW
Albany, Oregon 97321
(541) 791-7623
(541) 7791-7629 Fax.

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A SHOP BUILDING FOR:

Enrique Roldan-Modrak
909 5th Avenue SW
Albany, Oregon 97321
(541) 740-6298

BY	REVISIONS	DATE

Date: 5/16/2011
Scale: AS NOTED
Drawn:
Job:
Sheet

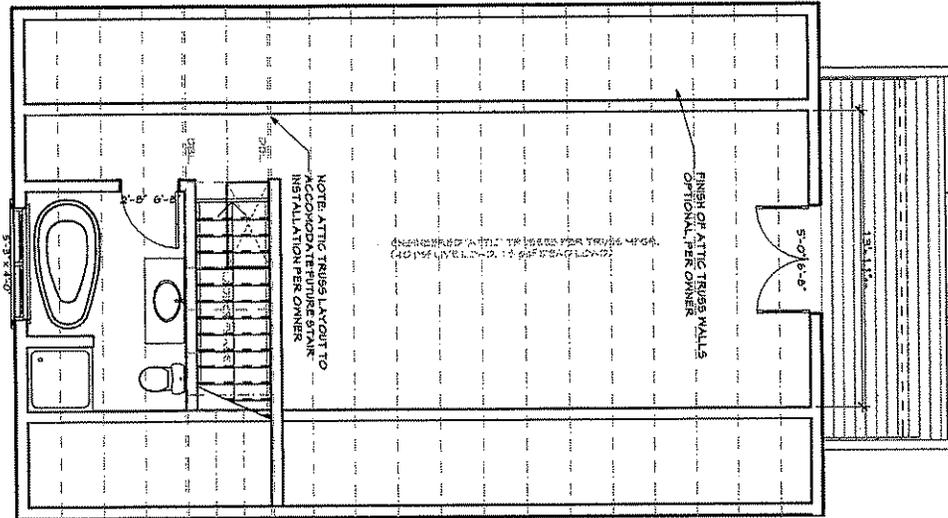
1

Plotted On: 5/16/2011

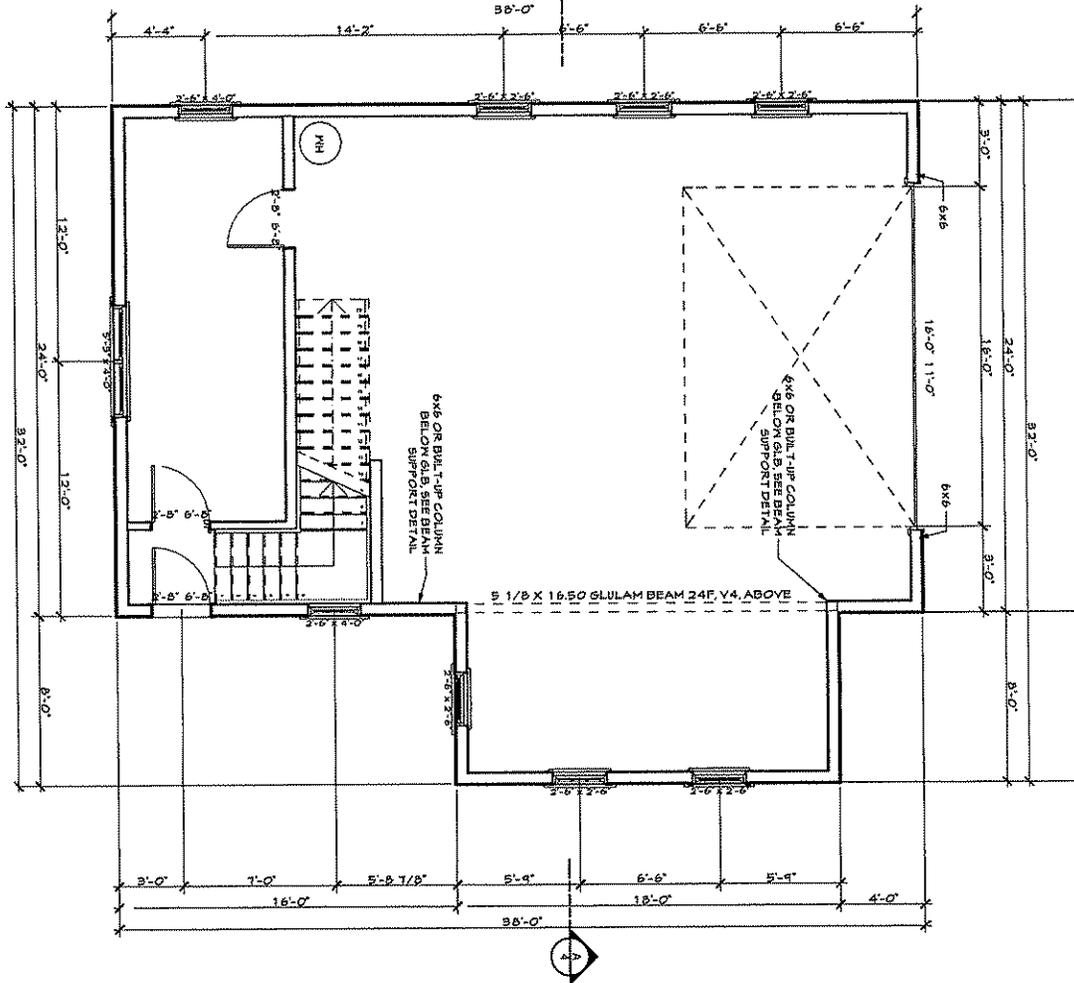
BUILDING ELEVATIONS

C:\Drawings\2011 Projects\Enrique\Project PLAN1-108 Enrique.pln

SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



<p>A SHOP BUILDING FOR: Enrique Roldan-Modrak 909 5th Avenue SW Albany, Oregon 97321 (541) 740-6298</p>		BY	REVISIONS	DATE	
Date:	5/16/2011	Scale:	AS NOTED	Drawn:	
Job:		Sheet:			
<p>2</p>		<p>FLOOR PLANS</p>			

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EWELL DAVENPORT
Building Design
232 Washington Street SW
Albany, Oregon 97321
(541) 791-7623
(541) 7791-7629 Fax.



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT

Historic Review of Exterior Alterations (HI-06-11)

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, June 1, 2011
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application for modifications to the front porch walls and front stair handrail design and approval of the back stair design as constructed. The following alterations are required to meet building code requirements:

- A guardrail is required on the front porch landings and along the front stairs of at least 42 inches.

The back stair design is differentiated as new construction by use of different materials and construction methods. The proposed stairs need to be evaluated as though the stairs are not constructed.

Staff recommends approval, with conditions.

GENERAL INFORMATION

DATE OF REPORT:	May 25, 2011
FILE:	HI-06-11
TYPE OF APPLICATION:	Exterior alterations of front porch walls and handrail to meet building code and stairs added on the back adjacent to an alley.
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/APPLICANT:	Alfred Don Ward; Albany Redevelopment LLC; P.O. Box 2093; Oregon City, OR, 97045
ADDRESS/LOCATION:	222 3rd Avenue SE
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-3W-06CD; Tax Lot 3200
HISTORIC DISTRICT:	Local Historic Inventory
ZONING:	CB (Central Business)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on May 20, 2011. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a Notice of Appeal with the City within 10 days of the date the City mails the Notice of Decision.

STAFF ANALYSIS

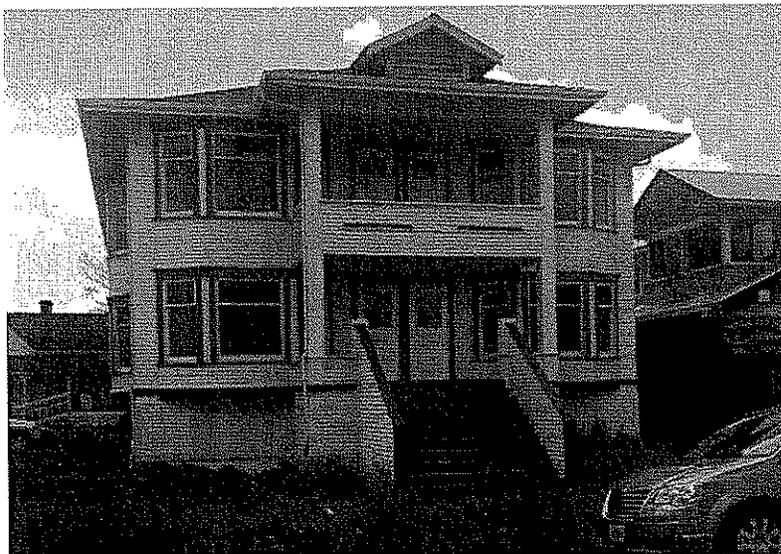
The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation (relevant standards are listed in *italics*) are also used to determine whether the proposed alteration meets the review criteria. Findings of fact follow each set of Code criteria.

7.150 Exterior Alterations Criteria

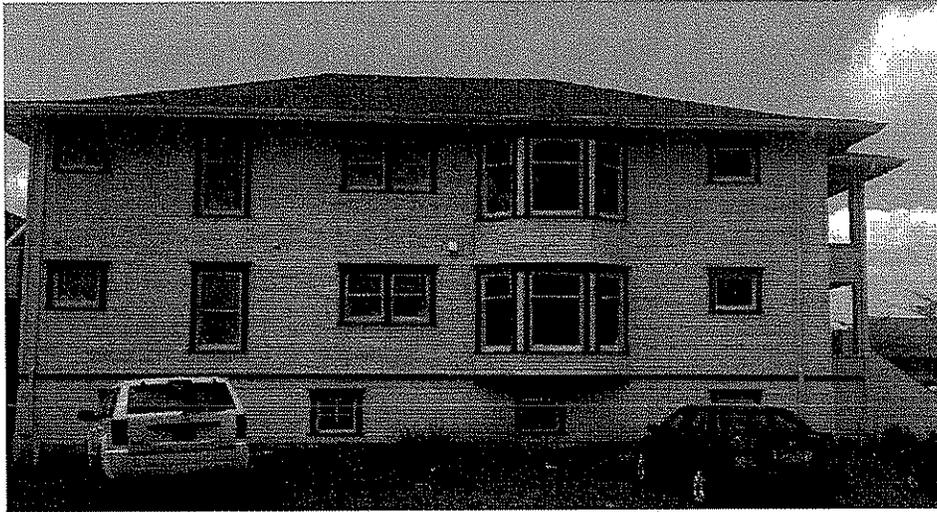
- (1) The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure; or*
- (2) The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.*

FINDINGS OF FACT

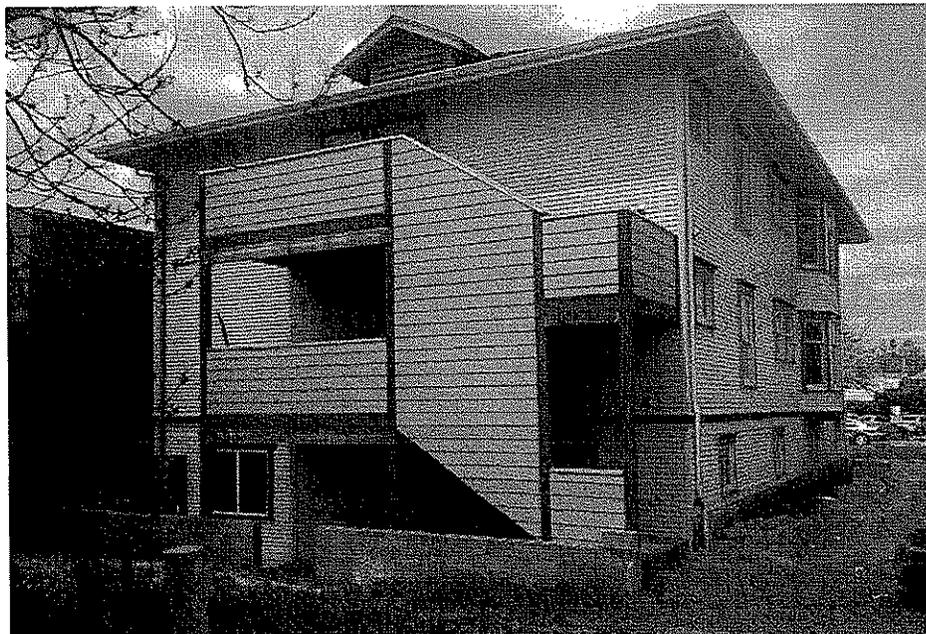
1. Architectural. The building is a c.1910 Craftsman style, originally built as apartments according to the historic survey and the Sanborn maps. Most recently, the building has been home to the Labor Temple and used as offices. The owner is converting the building back to apartments.



2. The building was raised approximately 3 feet in 2007, historic review case file HI-07-06. New front and back stairs are needed to accommodate the increase in building height. These front and back stairs did not go through the historic review process and are the subject of this application.



3. Front handrail. Prior to the building being raised several feet, there was a simple piped-handrail design. The current handrail shown in the above picture is the “wall” design that matches the front porch wall, and is continued down the stairs. This style is commonly found on Craftsman buildings, with the exception of how this meets the front porch, it is much higher than the porch wall.
4. The applicant is asking that the current design be approved, or the proposed modification as drawn on the attached page. Staff has discussed the modified design proposal with the Building Division staff. The design below cannot meet building code minimum guardrail height of 42 inches. The wall height that the rail would match is only 18 inches. Getting to 42 inches will require a different design. Given code requirements, **staff has concluded that the current design is likely the most compatible in style when compared to alternative designs** that meet the code requirements.
5. Front porch guardrail. The porch wall height is 18 inches on both the first and second floors. While not included in their historic review application, a guardrail of at least 42 inches must be installed to meet the building code. The application does not include a proposal to address the guardrail. The guardrail should be as “invisible” as possible in order to maintain compatibility of the front façade.
6. Back stairs. The applicant proposes the back stair design as shown in the picture below, and painted to match the paint color on the main building. The applicant talked with a contractor about adding trim to cover up the columns and the brackets. The contractor recommended against this idea because of the chances for water damage.



7. Design Compatibility. The stairs were designed to look like a new addition, and purposely did not match the type of siding or the reveal of the siding.
8. The construction method used, including exposed brackets and pressure-treated wood, to construct the back stairs does not reflect the craftsmanship used on historic buildings.
9. In many lot configurations, the back stairs would not be visible from the street and is not the primary focal point of the building. The back side of this particular building is visible from the public alley and from 4th Avenue due to the limited number and height of the buildings on the south side of the alley fronting 4th Avenue.
10. The applicant proposes painting the above stair design to match the paint on the building and to make the stairs blend in with the building.

7.160 APPLICABLE Secretary of the Interior's Standards of Rehabilitation

(S1) The property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

1. Change of Use. The property is converting back to apartment use from office use. The change of use requires alterations to the front stair handrails to meet current building code requirements. No other changes to character defining features of the building are necessary.

(S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

(S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

2. The character defining elements of the Craftsman style apartment building are being retained. No historic material is proposed to be removed.

(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

3. The proposal does not include adding conjectural features or architectural elements from other building styles. The proposed back stairs will be recognized as a new addition.

(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4. The proposed front and back stairs are not altering or destroying historic materials that characterize the property.
5. The front stair design incorporates siding that matches the siding found on the building.
6. The design of the back stairs is differentiated from the original building in its materials and construction methods. The size and scale of the stairs was minimized as much as possible.
7. The back stair design uses horizontal siding with a wide reveal. Lap siding of varying widths was used on historic buildings.

CONCLUSIONS

1. The character defining features of this Craftsman building will remain intact.

2. The design and materials used on the front stairs is compatible with the existing building and of stairs found on Craftsman style buildings. The design will need to meet building code requirements.
3. The front porch wall does not meet the guardrail height of 42 inches. Plexiglass or thin wire would provide a guardrail that is limited in visibility and would not compromise the historic character of the building.
4. The design for the back stairs is differentiated from the main building as new construction by the selection of materials and the craftsmanship.
5. The materials and craftsmanship of the stairs are not the most compatible with the Craftsman building. Paint would make the stairs less noticeable and would help them blend in with the main building.
6. The criteria could be satisfied with the following conditions of approval.

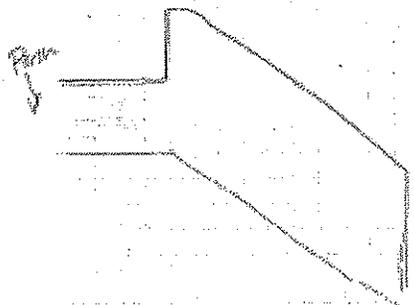
CONDITIONS OF APPROVAL

1. The back stairs shall be painted to match the paint used on the main building.
2. The front porch wall guardrail shall be designed to be limited in visibility in order to avoid changing the character of the front façade. Staff recommends Plexiglass or a system of thin wires be used to meet the Code requirements.
3. The Preservation Planner must approve the guardrail design for the front porch and front stairs.
4. If the back stairs need to be replaced or repaired in the future, historic review will be required.

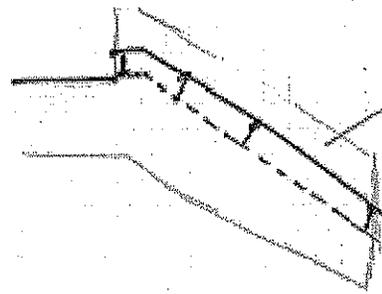
Attachments: Photographs and hand sketches

NOTES FROM MEETING
with PAUL DAVIS
Kelle Pasche
DON WARD.

FRONT
LABOR TEMPLE PORCH



Existing



PROPOSED

① REMOVE THIS ^{add appropriate} HEIGHT OF PORCH RAIL CAP WITH WOOD.

② ADD Handrail (LAC to guide material/design) to meet building code
 a) Height
 b) handrail present (no handrail now)

BACK PORCH

PAUL DAVIS RECOMMENDS:

- ADD hand rail
- Do NOT trim out columns (will cause water damage)
- Paint to match building
- leave siding as-is

Distribution

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LAC Packet Mailing List	16
File HI-06-11	1



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STAFF REPORT

Historic Review of Exterior Alterations (HI-07-11)

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, June 1, 2011
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall, City Council Chambers, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application to remove some incompatible elements on a 1970s addition and restore historic integrity to the house.

The application meets the review criteria. Staff recommends approval, with conditions.

GENERAL INFORMATION

DATE OF REPORT:	May 25, 2011
FILE:	HI-07-11
TYPE OF APPLICATION:	Exterior alterations to replace a 1970s door with siding, replace aluminum windows with wood, and modify front porch to look more like the original.
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER:	Jay Conrad; 33132 Tangent Loop; Tangent, OR 97389
APPLICANT:	Jesse Bowers, 839 4th Avenue SW; Albany, OR 97321
ADDRESS/LOCATION:	839 4th Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-4W-12AA; Tax Lot 2101
HISTORIC RATING:	Historic Contributing
HISTORIC DISTRICT:	Monteith
ZONING:	HM (Hackleman Monteith)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on May 20, 2011. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a Notice of Appeal with the City within 10 days of the date the City mails the Notice of Decision.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation (relevant standards are listed in *italics*) are also used to determining whether the proposed alteration meets the review criteria. Findings of fact follow each set of Code criteria.

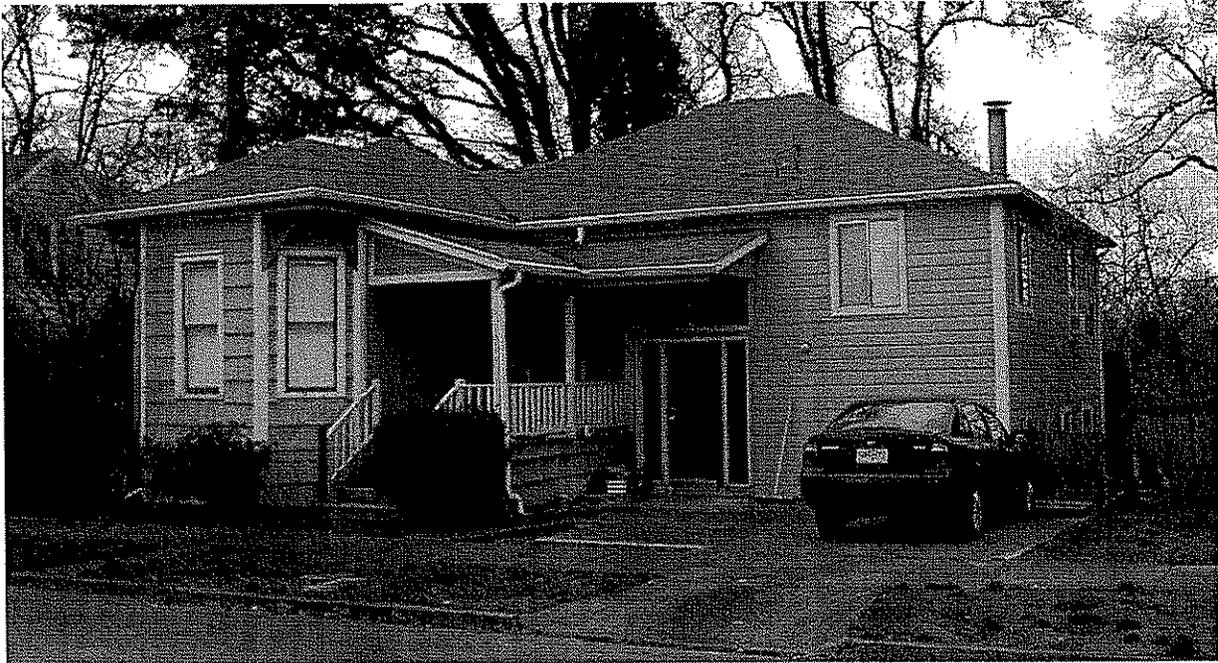
7.150 Exterior Alterations Criteria

(1) The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or

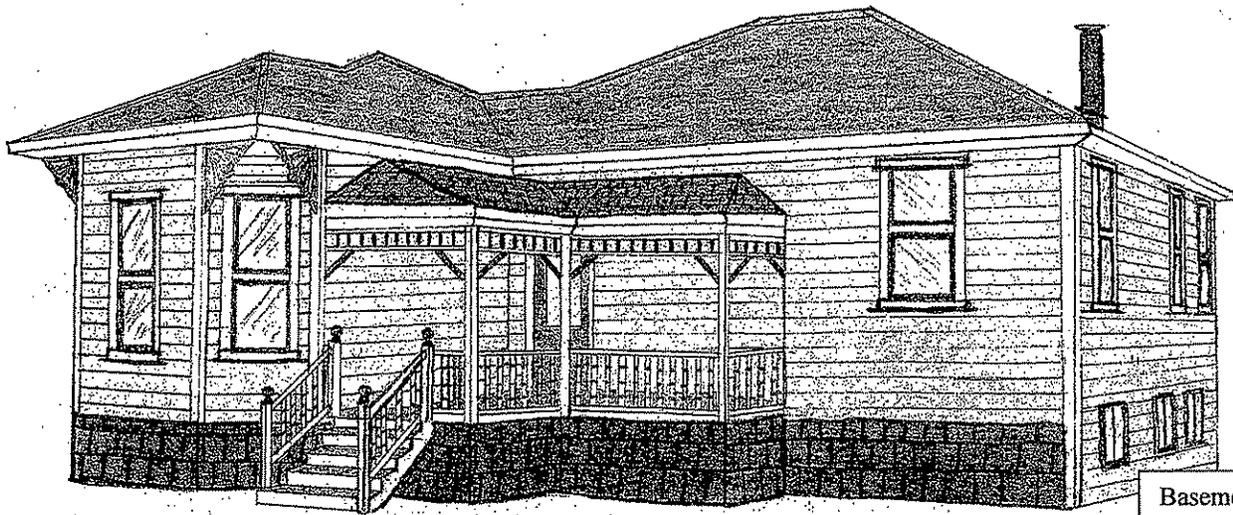
(2) The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.

FINDINGS OF FACT

1. Architectural. The building is a c.1890 Italianate style house. A large two-story addition was added to the east side of the house in 1978. The addition includes a "modern" door and metal windows.



2. The applicants propose to remove the incompatible features in the addition, including replacing the door opening with siding, and replacing the metal windows with appropriate one-over-one wood windows to match the design of the other windows on the house.
3. The owners also propose to modify the design of the front porch to be compatible with the design of the front porch from a historical photograph, including incorporating a hipped roof design over the porch.



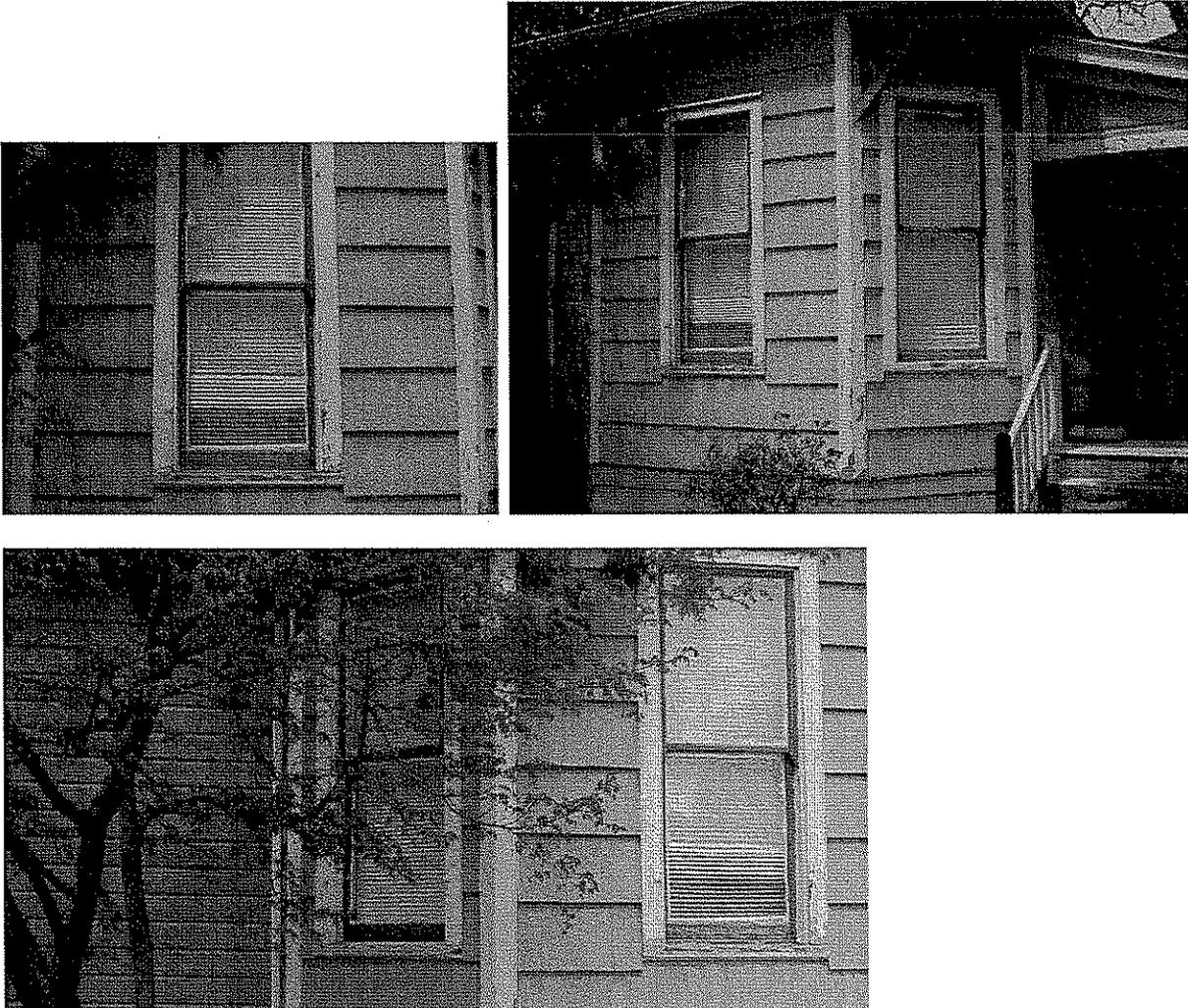
*Siding below
water table will
be drop siding
to match what
is on house.*

Basement windows will either be a four-light hopper or a double hung will be used.

4. The porch balustrade will use two by two-inch balusters and a fluted handrail. The newel posts would be four by four-inch posts with a point and ball on top as drawn.
5. New wood windows. The metal sliding windows on the front and east side of the house will be replaced with a one-over-one wood window. The windows will match the width of the existing opening, but will be in scale with the other windows without exactly matching the size of the original windows.
6. The basement windows need to meet egress. The applicants have looked at different windows that will meet the minimum opening size and still look appropriate. They believe there is enough space to fit a one-over-one

window and meet code requirements for distance from the floor and minimum opening size. If not, they will get a four-light hopper window. Both of these window styles are compatible with windows found on basements and additions to homes of this era.

7. Front Bay. The applicants propose to remove the wide shingle siding in the bay window and repair the original siding that is intact underneath. The windows in the south-facing bay are fairly deteriorated. The applicants would like to replace the lower sashes and any other parts that cannot be repaired.



7.160 APPLICABLE Secretary of the Interior's Standards for Rehabilitation

(S2) The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.

(S5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

1. The original elements of this Italianate style house, including the bay and the brackets will be retained and preserved. The wide shingles that were added to the house at a later date will be removed to restore the original siding below.
2. The incompatible elements on the addition will be removed and replaced with siding and windows that are compatible with the original features of the house.

(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

(S4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

3. The features proposed to be replaced in the 1978 addition are not elements that need to be retained. The proposed modifications including the size and location of the new windows will be differentiated enough to not appear original to the house.
4. The date of the wide shingle siding in the front bay is unknown. The rest of the house has drop siding that matches the original siding intact under the shingle siding. Removing the shingle siding in the bay window will not create a false sense of historical development.

(S6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

5. The applicant proposes to repair as many of the original elements including, siding, trim, and window parts as possible. The applicants intend to replace only those elements that are beyond reasonable repair. Replacement parts will be wood and will match the original parts in design and dimensions.

(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

6. The proposed alterations will not alter or destroy historic materials that characterize the property.
7. The proposed alterations will be differentiated from the original windows by being slightly wider. The modified front porch design will bring back elements from the original porch, but will be simple in design to match the style of the original porch.
8. The proposed alterations will restore historic integrity to the house by removing incompatible features from the 1970s addition.

CONCLUSIONS

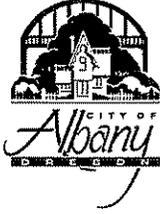
1. The proposed alterations will cause the structure to more closely approximate the historical character and material composition of the original structure than the existing structure. This criterion is satisfied.
2. The proposed alterations are compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features. This criterion is satisfied.
3. The proposed alterations will restore historic integrity to the house by removing incompatible features from the 1970s addition.
4. The Secretary of Interior's Standards can be satisfied with the following conditions of approval.

CONDITIONS OF APPROVAL

1. The new windows and materials used in the alterations shall be wood.
2. The final design and size of the basement windows shall be approved by the preservation planner.

Distribution

Applicant/Property Owner	2
LAC Packet Mailing List	16



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490; Albany, OR 97321

Phone: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

STAFF REPORT

Historic Review Exterior Alterations (HI-08-11)

<u>HEARING BODY</u>	LANDMARKS ADVISORY COMMISSION
<u>HEARING DATE</u>	Wednesday, June 1, 2011
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall, Municipal Court, 333 Broadalbin Street SW

EXECUTIVE SUMMARY

This is an application to replace the front porch door, side door, and basement window on this Craftsman style home.

This Craftsman style home has been altered over the years. The current owners have been removing incompatible features to restore historic integrity to the house, and also repairing original features of the house.

The proposed alterations satisfy the review criteria, with exception of the side door design.

Staff recommends approval, with conditions.

GENERAL INFORMATION

DATE OF REPORT:	May 25, 2011
FILE:	HI-08-11
TYPE OF APPLICATION:	Request to replace the doors to the enclosed front porch and a side addition, replace deteriorated basement windows.
REVIEW BODY:	Landmarks Advisory Commission
PROPERTY OWNER/APPLICANT:	Jeremy and Alanna Bishop; 825 10th Avenue SW; Albany OR 97321
ADDRESS/LOCATION:	825 10th Avenue SW
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-4W-12AD; Tax Lot 11400
HISTORIC DISTRICT:	Monteith
HISTORIC RATING:	Historic Contributing
ZONING:	HM (Hackleman Monteith)

NOTICE INFORMATION

Notices were mailed to surrounding property owners on May 20, 2011. At the time the staff report was completed, the Planning Division had not received any comments on the proposed exterior alterations.

APPEALS

Within five days of the Landmarks Advisory Commission's final decision on this application, the Community Development Director will provide written notice of the decision to the applicant and any other parties entitled to notice.

A decision of the Landmarks Advisory Commission may be appealed to the City Council if a person with standing files a completed Notice of Appeal and the associated filing fee with the City within 10 days of the date the City mails the notice of decision.

STAFF ANALYSIS

The Albany Development Code (ADC), Article 7, contains the following review criteria (in *italics*) that must be met for this application to be approved. The Secretary of the Interior's Standards of Rehabilitation are also used to determine whether the proposed alteration meets the review criteria (relevant standards are listed in *italics*). Findings of fact follow each set of Code criteria.

7.150 Exterior Alterations Criteria

- (1) *The proposed alteration will cause the structure to more closely approximate the historical character, appearance or material composition of the original structure than the existing structure, or*
- (2) *The proposed alteration is compatible with the historic characteristics of the area and with the existing structure in massing, size, scale, materials, and architectural features.*

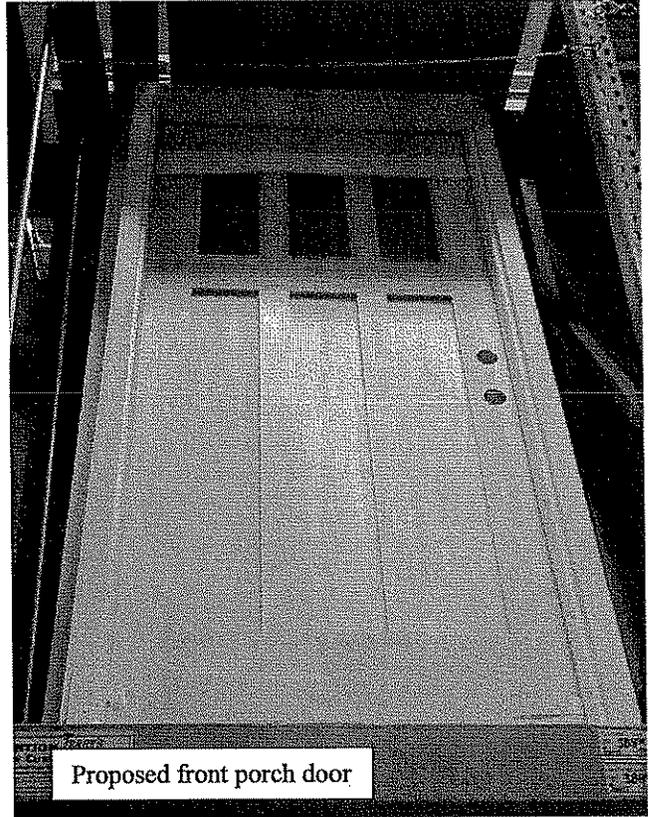
FINDINGS OF FACT

1. Architectural information. The house was constructed c.1915 and the style is Craftsman. Decorative features include cut barge boards, eave returns, water table and cap. The house has clapboard siding. Alterations over time include an enclosed porch, attached carport, and some original windows had been replaced with vinyl. The current owners have been working to restore historic integrity to the home and make repairs. They removed the carport, replaced the vinyl windows with wood windows, and replaced the concrete front stairs with wood stairs.



2. The applicants have tried to repair the front door and jamb to the porch, but water continues to leak into the porch and down the front wall. They recently repaired the water damaged area under the stairs, but want to fix the water leak.

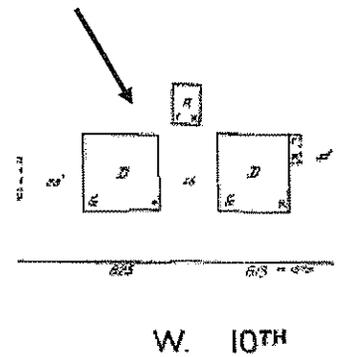
Existing front door – to remain, trying to approximate the style



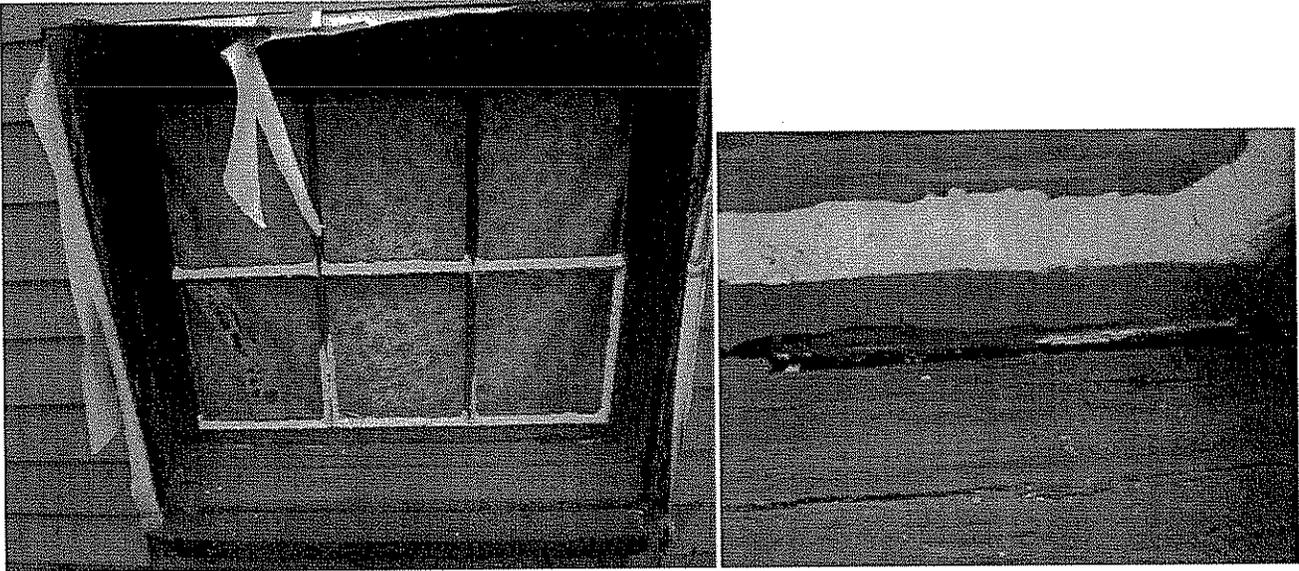
Proposed front porch door

3. Based on the porch door design and the porch windows, the front porch was likely enclosed in the 1940s. This door style is hard to find and the style is not Craftsman.
4. The applicants would like the front door to the porch to reflect their Craftsman style house. The applicants found a door that is compatible in style with the front door and is a typical style for a Craftsman style door.
5. The door to a post 1949 addition on the northeast back corner of the house was cut at some time and has an air gap of more than an inch. They propose replacing this door with the same door proposed for the front porch so that they match. The location of the door and a close up photograph of the door follow.

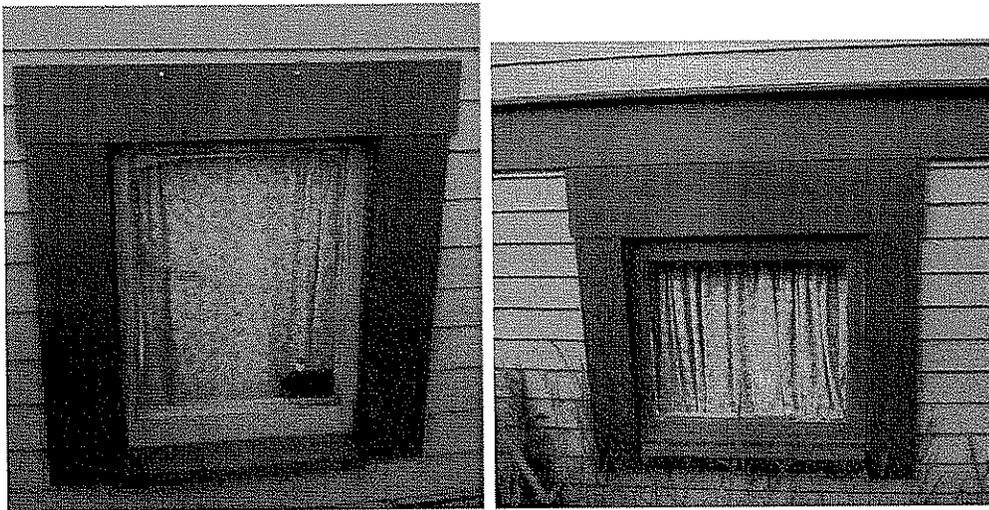
1949 Sanborn Map



6. Often the side and back doors do not match the front door and are simpler in design. The side door is part of a newer addition. The current side door is simple and compatible with many different styles. The door proposed for this location is a Craftsman style “front door”, the same as proposed for the front porch door. The existing door design is available in a new door and it is compatible with the house for its location and with the elements on the addition. There are also other door designs that are compatible with the house style.
7. The last proposed alteration is to replace the multi-paned basement window on the front façade with a single-pane window to match the other basement windows. Missing trim would also be installed.



Other basement windows shown below.



8. The proposed single-pane window would be compatible with the other basement windows on the house and with other basement windows found on historic homes.

APPLICABLE Secretary of the Interior’s Standards for Rehabilitation (ADC 7.160)

- (S2) *The historic character of a property shall be retained and preserved. The removal of historic material or alteration of features and spaces that characterize a property shall be avoided.*
- (S5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

1. Character defining and distinctive features of the house will be retained and preserved. The doors proposed to be replaced are not original to the house.
(S3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
(S4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
2. The date of the front porch enclosure is unknown but is estimated to be in the 1940s or 1950s. The windows are typical of other enclosed porches and have acquired historic significance. The windows that enclose the porch would be retained.
3. The proposal to replace the door to the porch will not add architectural elements from other buildings or styles. The proposed door would approximate the historic character of the front door. The front porch door is by default the front door to the house.
(S6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
4. The applicants have tried to repair the subject doors and basement window.
5. The proposed doors do not duplicate the doors being replaced. The proposed design for the front porch door is intended to complement the Craftsman style and materials of the front door.
6. The proposed door design for the side door is the same as for the front porch. The replacement door for this location should more closely approximate the existing door in style and simplicity.
(S9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
7. Replacing the front porch door or the side door will not change the character of the house.
8. The proposed front door is compatible to the existing and will maintain architectural integrity of the Craftsman style house. It is not an exact match to the front door, which will differentiate it from the original door.
9. The simplicity of the side door should be retained in the replacement door.

CONCLUSIONS

1. The applicants have attempted repair of the elements proposed to be replaced.
2. The proposed single-pane basement window is compatible with the other basement windows on the house.
3. The proposed front porch door is compatible with the Craftsman style house and existing front door.
4. The front porch door and window proposals satisfy the review criteria.
5. The proposed side door is a front door style and is not compatible with the style of side or back doors. The following Conditions of Approval will satisfy this criterion.

CONDITIONS OF APPROVAL

1. The replacement side door design shall be simple in design and shall more closely approximate the existing door and other side/back doors on houses of the same era and style.
2. The preservation planner shall approve the side door selection.

Attachment: Drawing of house

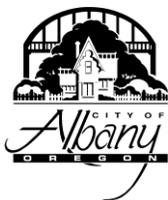
Distribution

Applicant/Property Owner	<i>1</i>
LAC Mailing List	<i>16</i>
File HI-08-11	<i>1</i>



View of Doctor's Home, 825 SW 11th

APPROVED:



CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Municipal Court, 333 Broadalbin Street
Wednesday, April 6, 2011
6:30 p.m.

MINUTES

Landmarks Commissioners Present: Oscar Hult, Erin Johnson, Dave Pinyerd and Keith Semmel

Landmarks Commissioners Absent: Trent Jacobs, Roz Keeney, and Heidi Overman

Staff present: Planner II Anne Catlin, Administrative Assistant Heather Gravelle

Others present: Rebecca Bond, 1 other present

CALL TO ORDER

Chair Hult called the meeting to order at 6:32 p.m.

APPROVAL OF THE FEBRUARY 2, 2011 MINUTES

Motion: Johnson moved to approve the February 2, 2011 meeting minutes. Pinyerd seconded. **Motion passed unanimously.**

PUBLIC HEARING: HI-2-11, 724 Lyon Street SW:

Hult called the public hearing on HI-2-11, a request replace large picture windows, front door, and front handrail required by code to convert house to commercial, to order at order at 6:33 p.m.

Declarations

Hult declared a drive by.

Staff Report

Catlin explained the request is for modifications to the front façade of a c.1929 Norman Farmhouse style house in order to meet building code requirements. The applicant purchased the house and is converting it to a business use, which is allowed in the LE zoning district. The front door needs to be 36-inches wide; and the handrails on both sides of the stairs are required in lieu of a ramp. She clarified the two large picture windows facing Lyon Street do not have tempered glass. The applicant would like to replace these with wood multi-paned windows that would be compatible with the multi-paned window located on the front façade.

The applicant, Mandi Schwendiman, clarified that the door is 36-inches and does not need to be replaced.

Hult asked if the window in question is the large one in the recess. Catlin affirmed, and noted the location of the other large picture window. Hult thought some of the windows look newer. Catlin explained the metal frames are the storm windows.

Regarding the request to replace the large picture windows with multi-paned windows, Catlin explained the original survey was unclear regarding the windows. She looked at other houses in the same style and found that many had large picture windows. She concluded the windows are likely original. The applicant indicated they would be willing to retain the large windows.

Staff noted the application satisfies the review criteria and recommended approval.

Applicant Testimony

Mandi Schwendiman, 724 Lyon Street SW, Albany, OR 97321 said she concurs with Catlin's staff report. She noted that they are researching the cost to replace the glass in the large picture windows and is content keeping them. She thought they might not have been original.

Hult closed the public hearing at 6:49 pm.

Commission Action

Motion by Pinyerd to grant APPROVAL of HI-02-11, with the condition that if the large picture windows need to be replaced in their entirety, they shall be wood that matches the dimensions of the existing windows. Johnson seconded. **Motion passed unanimously.**

CANAL /WATER TREATMENT INTERPRETIVE SIGNS

Catlin referred members to the pictures of the proposed canal water interpretive signs she included in their packets. She explained input for sign content or input for location would be forwarded to appropriate staff.

Pinyerd asked if there was a driveway or road access. Hult stated access is on Vine Street, which is public right of way. He added security gates would be installed at both ends.

Hult commented the signs look good. He commented more people would see it on the 4th and Vine location but understood why 3rd and Vine might be a better location for where the canal is located and entrance into the building. The LAC agreed.

PRESERVATION MONTH ACTIVITIES

Catlin informed the LAC that May 21 will be the advanced all day window workshop. She added she has not found a location yet, and is open to suggestions. Hult recommended having two window workshop sessions. One in the morning for beginners, and one in the afternoon for advanced. The LAC agreed with the concept.

Catlin stated the architectural styles lecture is scheduled to be held at Ciddici's Pizza. Pinyerd clarified that Keeney would like all LAC members to attend the lecture to provide their unique expertise and to answer questions in a question/answer forum.

The LAC discussed several potential dates for the architectural styles lecture. The first choice is May 26, 2011; and May 17, 2011 is the second choice. Hult stated he would be out of town on May 17, 2011.

Hult informed the LAC the 1st Avenue downtown historic walking tour is scheduled for May 9, 2011 and the 2nd Avenue tour will be on May 11.

Catlin added preservation awards are slated for the May 11 Council meeting. She noted the Mayor nominated the Train House and the JC Penney's building for awards. The LAC agreed with the Mayor's

nominations. Hult nominated Tony Nova's project at 225 Calapooia Street SW; 323 Calapooia Street near Fisher Funeral Home for new paint and clean up; and the Porsche's house located at 208 7th SE.

Pinyerd recommended the house at 9th and Maple, 438 9th Avenue SW with the replacement siding. Hult added the City of Albany Public Works Department deserves an award as well for all their hard work on the Vine Street Water Plant.

Catlin she will send out the list of potential nominations to members in time for review and confirmation. Catlin asked Hult to present the awards to the recipients at the Council meeting. Hult affirmed.

Catlin noted she was preparing for the coloring contest. She explained she would pick out a couple houses and try to work with the schools.

OTHER BUSINESS

Catlin informed members she has begun to receive applications for the matching rehabilitation grant. She is hoping to receive window repair applications.

NEXT MEETING DATE

The next meeting of the Landmarks Commission is scheduled for May 4, 2011, at 6:30 p.m.

ADJOURNMENT

Chair Hult adjourned the meeting at approximately 7:30 p.m.

Submitted by

Reviewed by

Heather Gravelle

Anne Catlin



APPROVED:

**CITY OF ALBANY
LANDMARKS ADVISORY COMMISSION
Periwinkle Room, 333 Broadalbin Street
Wednesday, April 27, 2011
5:30 p.m.**

MINUTES

Landmarks Commissioners Present: Trent Jacobs, Roz Keeney, Heidi Overman, Dave Pinyerd and Keith Semmel

Landmarks Commissioners Absent: Oscar Hult and Erin Johnson

Staff present: Planner II Anne Catlin and Administrative Assistant Heather Gravelle

Others present: None

CALL TO ORDER

Commissioner Dave Pinyerd called the meeting to order at 5:35 p.m.

APPROVAL OF THE MARCH 2, 2011 MINUTES

Motion: Commissioner Overman moved to approve the March 2, 2011, meeting minutes as written. Commissioner Semmel seconded it. **Motion passed unanimously.**

PRESERVATION MONTH PLANNING

Catlin provided a list of the nominees, for preservation awards, made at the April 6 meeting (Exhibit A).

Commissioner Keeney suggested nominating the Andrus House at 1638 1st Avenue SE. The owners have been working steadily on rehabilitating the house and are nominating the house to be on the National Register. She thought an award should be given this year, rather than next year. Others agreed with the nomination.

Keeney summarized the findings in the National Register nomination for the house, noting that the house is being nominated for its local architecture. She said the house appears to be a George Barber catalogue house, so she included the context in the nomination.

Keeney asked if anyone knew when the Bungalow at 826 7th Avenue SW was painted. If it was done recently, it may warrant a nomination.

Catlin said she would research the files and ask if Oscar Hult knew when the house was painted.

Motion: Keeney moved to give awards to the slate of nominations including the Andrus House and possibly the Bungalow on 7th Avenue SW. Commissioner Jacobs seconded the **motion, which passed unanimously.**

OTHER BUSINESS

Catlin distributed the rehabilitation grant award scoring sheet and point system used last year for review by

the Commission (Exhibit B). She will prepare a spreadsheet, of the grant applications submitted, for the Commission to review and score in advance of the next meeting.

Catlin asked if the Commission wanted to give additional points to applications for window repair funding. The Commission agreed to allow up to 2 additional points for window repair.

Catlin distributed the copies of the grant applications to review for next week. She will try to reach applicants to find out if they are willing and able to accept a smaller grant award or scale their projects back according to their award. There is only \$7,500 in funding and more than \$30,000 in grant requests.

Pinyerd supported the idea of distributing the funds to benefit more property owners. Others agreed.

Keeney suggested asking for more grant funds in the future.

Catlin said she will evaluate the budget and see if any funds can be allocated to the rehabilitation grant projects.

Regarding the scoring criteria sheet, the Commission decided to allow up to 2 points for each of the following elements: visual impact, project need, neighborhood impact, and uniqueness of the resource.

Pinyerd asked for a discussion on the upcoming "Everything You Wanted to Know About Historic Buildings" symposium.

Keeney showed the Commissioners an old styles book and styles handouts. She suggested that handouts be made for each style that include where the styles are located.

Keeney also shared some brochures from Astoria.

Catlin will work on handouts for the different architectural styles and will email them for review. Pinyerd said he would work with Catlin on the handouts.

Keeney suggested using an old "birdseye" view for placemats and having the Albany Preserves Banner. Catlin will find the drawing to make the placemats.

The symposium is Tuesday, May 17, 2011, at Ciddici's Pizza Parlor.

NEXT MEETING DATE

The next meeting of the Landmarks Commission is scheduled for May 4, 2011, at 6:30 p.m.

ADJOURNMENT

Pinyerd adjourned the meeting at 6:17 p.m.

Submitted by

Reviewed by

Anne Catlin

Sheena Dickerman